



£280,000 - £300,000 guide price

4 Waite Close, Lewes, East Sussex, BN7 2QW

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# Overview...

A great opportunity to purchase this 2 Bedroom, End of Terrace property which now requires full updating.

Situated in a cul de sac in the popular South Malling Area of Lewes. The property features a 23ft triple aspect Sitting Room/Dining Room, a Kitchen and Conservatory.

Upstairs there are 2 Bedrooms and a Bathroom.

The property benefits from an Allocated Parking Space to the front and also a further parking area to the side of the property which in principal could be re-landscaped to extend the garden.

The High Street is just a 15 minute walk away (source Google Maps) and the Mainline Railway Station just a little further which offers regular direct services to London, Brighton and Gatwick.



# The property...

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**ENTRANCE PORCH-** Front door, tiled floor, door to;

**SITTING ROOM / DINING ROOM-** Measuring a generous 23ft the reception room enjoys triple aspect light with windows to the front and side and double doors opening to the conservatory to the rear. Stairs with wooden hand rail and balustrade leading to first floor.

**KITCHEN-** Fitted kitchen comprising of a range of wall and base units featuring cupboards and drawers. Space for kitchen appliances, modern gas fired boiler and window to the rear enjoying views to the South.

**CONSERVATORY-** Enjoying triple aspect views and double doors opening to the rear. Tiled floor.

**FIRST FLOOR LANDING-** Wood panelled doors to principal rooms.

**BEDROOM 1-** A comfortable double bedroom with elevated views to the front. Fitted wardrobes.

**BEDROOM 2-** Enjoying elevated views over the communal grounds to the rear.

**BATHROOM-** Suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin. simple white tiled walls and window to the rear.





## *Property and Outside...*

**REAR GARDEN-** Currently without a fenced boundary and open plan to the communal grounds behind. The Property's title also shows some of the parking area to the side of the property falls into the demise of this property which could offer potential to allow for extension, stpp, or re-landscaping for a wrap around garden.

**PARKING-** Allocated Parking Space to the front of the property and further parking area defined by a curb stone to the side of the property.



**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



## Location...

**Waite Close** is a small cul de sac in the popular South Malling area of Lewes which boasts immediate access to a communal green situated directly behind the property. At the end of the adjoining road there is a large recreation field and children's playground at the end of the Spence Lane.

The High Street is just a pleasant 15 minute walk away taking you along the River Ouse and into the High Street (source google maps)

The area boasts a local convenience shop, a community centre, which can be hired for events, and has an on site coffee shop. The South Malling area is served by a regular bus service offering direct routes to the town centre but also Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a Secondary School, Tertiary College and Lewes Old Grammar School.

Lewes further boasts a Mainline Railway Station offering regular, direct services to London, Brighton and Gatwick.

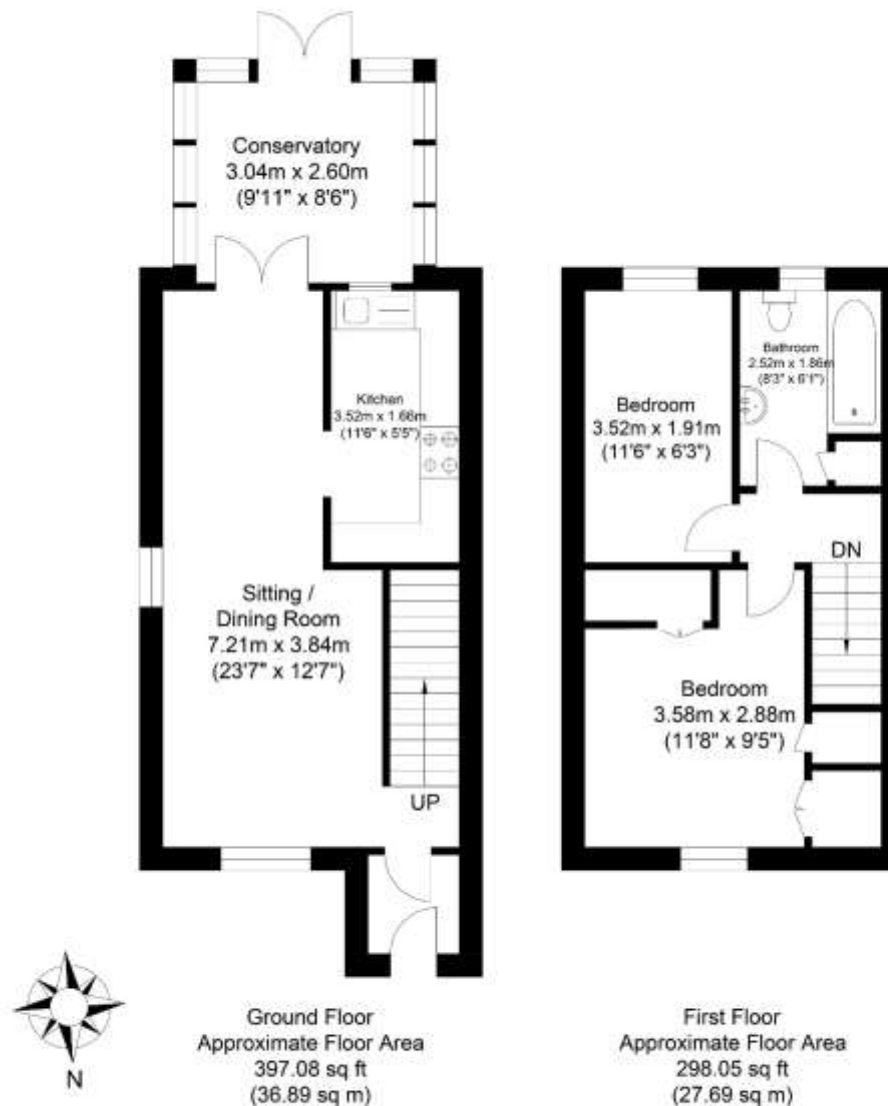


Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - TBC

Council Tax Band - C



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